

**DRC**  
**SITE PLAN REVIEW AND COMMENT**  
**REPORT**

**Division:** Construction Services

**Member:** John R. Smith  
828-5220

**Project Name:** The Esplanade

**Case #:** 73-R-01

**Date:** June 12, 2001

**Comments:**

1. Show clear floor space requirements and maneuvering dimensions in the units in accordance with the Fair Housing Act.

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**Division:** Airport

**Member:** Alex Erskine 938-4966

**Project Name:** New River Development/The  
Esplanade

**Case #:** 73-R-01

**Date:** June 12, 2001

**Comments:**

- 1) A Notice of Proposed Construction or Alteration form must be filed with the FAA since the building penetrates the imaginary surfaces around Fort Lauderdale/Hollywood International Airport.
- 2) A second Notice of Proposed Construction or Alteration must be filed if any construction crane or equipment will exceed the building height.
- 3) Two copies of the form will be provided at the meeting.

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**Division:** Fire

**Member:** Albert Weber  
828-5875

**Project Name:** The Esplanade

**Case #:** 73-R-01

**Date:** 6-12-01

**Comments:**

- 1) Chapter 51 of the SFBC applies to this project.
- 2) Show fire main, hydrants, DDC and FDC's on civil plan.
- 3) Provide flow test.
- 4) 3806 of the SFBC applies to any boat docks.
- 5) The garage exit system requires reconsideration because the ramps are steeper than 1/12. This creates dead end issues in the means of egress. A second exit access stair next to the other ramp could be considered.
- 6) The double entry stair vestibules will require double air volumes at permit phase.
- 7) Document the stair separation ratio on the architectural plans.
- 8) Storage bin room requires 2 exits.
- 9) For DRC sign off appointment call 828-5223.

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Division: Police

Member: Robert Dodder  
759-6421 beeper 497-0628

Project Name: The Esplanade

Case #: 73-R-01

Date: 6/12/01

**Comments:**

1. Security's placement does not allow full visibility of the elevator lobby area. What type of organized / mechanical concepts will be used to offset this weak point in the security design of the building?
2. Stair doors should not allow entry to the building from the exterior at grade.
3. C.C.T.V. that is both monitored and recorded is suggested for specific common areas as well as the parking garage and portions of the perimeter of the project.
4. A card reader access control system that is capable of producing an audit trail is suggested for all secondary entry points as well as entry to amenities and storage areas.
5. If a keyed access control system is to be used for non-resident areas of the building, it should not be a master key system. A key control system(with audit trail) should be implemented.

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**Division:** Landscape

**Member:** Dave Gennaro  
828-5200

**Project Name:** New River Development/The  
Esplanade

**Case #:** 73-R-01

**Date:** 6/12/01

**Comments:**

1. A minimum of 150 square ft. of open space per unit is required. Since there are 139 units, this would equal a total requirement of 20,850 square ft. of open space. According to the "Data Summary" on the cover sheet, there is only 18,481 square ft. of open space provided. The Landscape Plan shows the required calculation of 20,850 square ft., but no "provided" number. However, the required landscape area calculation of 10,400 square ft. is shown on the landscape plan. Verify that all requirements are met.
2. Provide specific calculation numbers for the required mitigation for trees and palms removed. This would include a list of the tree species and sizes, and a reference to "neighborhood planting".
3. The street tree scheme for 4<sup>th</sup> Ave. shows a regular spacing of Live Oaks and Royal Palms. However, there are a number of existing trees in this planting area. Adjust the design to take into account existing.
4. Make sure trees maintain correct spacing from structures, which is 7 ½' for non-shade trees and 15' for shade trees.
5. Indicate any utilities that would affect proposed planting (such as overhead powerlines) on the landscape plan.
6. Other comments may be made at meeting.

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**Division:** Info. Systems

**Member:** Mark Pallans (GRG)  
828-5790

**Project Name:** New River Development  
The Esplanade

**Case #:** 73-R-01

**Date:** June 12, 2001

**Comments:**

This site plan will adversely impact Public Safety radio communications in the future. The combined effects of building construction in Fort Lauderdale is having an adverse impact on the performance of the Public Safety Radio Systems used by Fire Rescue and Police. Costs of mitigating the impact on the City's Radio Systems shall be born by the developer. Due to the severity of the impact, mitigation costs may be substantial. In the future, the developer may be required to provide mitigation resources at sites other than this project location.

An internal bi-directional amplifier system will be required to address communications issues within this building.

**Recommendations:**

To address the internal building Public Safety Radio System coverage the City requires that a bi-directional amplifier system be installed to distribute the radio signals to each floor. These bi-directional amplifier systems can be designed and installed by any experienced radio communications firm using City provided performance specifications.

Qualified firms are: BearCom, Dean Delaune, (954) 733-2327; Control Communications, Fred Rodriguez, (954) 791-8040; Florida Radio Rental, John Andrade, (954) 581-4437; Kaval Wireless Solutions Inc., Kenneth Haberer, (919) 524-8783; Motorola Land Mobile Products Sector, Scott Landau, (954) 489-2020; MS Benbow and Associates, Leo Holzenthal, (504) 836-8902.

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**Division:** Office of Community and  
Comprehensive Planning

**Member:** Stacey Dahlstrom  
762-8955

**Project Name:** The Esplanade

**Case #:** 73-R-01

**Date:** June 12, 2001

**Comments:**

1. On April 24, 2001, the Broward County Commission approved a change to the Downtown Regional Activity Center that divided the Regional Activity Center and its 5,100 total residential units into two distinct areas North and South of Broward Boulevard. As a result of this action, and allocation of units to previously submitted development proposals, there are currently not enough residential units to allow approval of your project #73-R-01 requesting 139 units.

Please be advised that per ULDR Sec. 47-13.20.B.4.a. units are allocated on a first come first served basis and are allocated upon site plan approval. There are 112 regular units (of the original 5,100) and 216 reserve units available in the South portion of the Downtown Regional Activity Center. Please note reserve units are limited to developments with densities of up to and including 50 units per gross acre.

A Comprehensive Plan amendment to increase the total residential units in the Downtown RAC has been submitted by the City of Fort Lauderdale to the Department of Community Affairs and various State Agencies for review. If the proposed amendment is ultimately found to be consistent with state law and recertified by the Broward County Planning Council, it is expected that units will again become available in the Downtown Regional Activity Center sometime in December 2001 or January 2002.

An applicant assumes the risk of proceeding through the City's review & approval process with the understanding that even though the project meets all other applicable development regulations, final approval will not be granted unless residential units are available at the time of submittal.

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**Division:** Planning

**Member:** Jim Koeth  
828-5276

**Project Name:** Esplanade

**Case #:** 73 R 01

**Date:** June 12, 2001

**Comments:**

- 1) Zoning Rep. to discuss process and relevant ULDR provisions applicable to project with applicant at the meeting.
- 2) Recommend presenting project to local civic association and neighbors for public input prior to public hearings.
- 3) Provide narrative (point by point) outlining compliance with ULDR Sec. 47-25.3.A, neighborhood compatibility and the criteria set forth in the Neighborhood Compatibility and Preservation section.
- 4) Provide narrative (point by point) outlining compliance with ULDR Sec. 47-13.20.
- 5) Provide a text narrative to include but not limited to: unit types, maintenance operations, security system, garage lighting, loading/service systems, et. al.
- 6) Discuss applicant's parking calculations with Zoning Rep. and applicant. Project does not appear to comply with the ULDR. Provide unit type breakdown with dens in calculation list.
- 7) Discuss provision for comprehensive traffic study with Engineering Rep. and applicant at the meeting. An outside consultant will be selected by the City in order to review the applicant's study. The applicant shall incur the City's cost for these consultant services. The traffic study must be submitted and reviewed by the City prior to item obtaining Preliminary DRC sign-offs.
- 8) Provide shadow study on the Winter Solstice and Spring Equinox in order to indicate impacts on the New River and neighbors. Provide information at 9 am, 12 pm, and 4 pm. Indicate property lines on study and indicate spillover beyond property line.
- 9) Discuss trash management (loading/unloading) with Engineering Rep. at the meeting. Applicant to provide trash management plan.



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- 10) Application of sound-deadening surface material to all garage turning radii. Discuss with applicant at the meeting.
- 11) Indicate any of the parking garage openings on the elevation. (i.e. shade all open areas).
- 12) Discuss parking garage circulation and overall site circulation with Engineering Rep. at the meeting. I.e.: dead-end parking areas, parking on ramps et. al.
- 13) Curb all driveways ingress/egress radii.
- 14) Is parking garage mechanically ventilated (enclosed) or open-air?
- 15) Provide setbacks to property lines on all garage plans.
- 16) Discuss provision for additional ROW dedication with Engineering Rep. at the meeting.
- 17) Recommend providing vertical plan moderation to residential building.
- 18) Recommend providing additional architectural ornamentation to the parking garage and residential building.
- 19) Recommend providing additional landscaping within ROW and west yard in order to buffer project from the waterway and neighbors.
- 20) Recommend parking garage and primary residential building be designed to be architecturally consistent (share design elements et. al.).
- 21) Denote project's FAR and density in site plan calculation table.
- 22) Label all colors and materials on elevations. Some materials are not listed. Discuss with applicant at the meeting.
- 23) Dimension all sidewalks on site plan.
- 24) Applicant to check scale on all project sheets and confirm accuracy at the meeting. I.e. Sheet A 2.2.
- 25) Denote dimensions for all balconies, overhangs, planters et. al. , on plans.
- 26) Provide plan outlining building footprints of neighboring buildings.

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27) Outline all building profiles for portions of building above and provide clearance distance on the plans.

28) Provide heights to top of spire and top of roof element on elevations.

29) Provide East and West elevations depicting entire project (garage and residential building). In addition, provide elevations depicting abutting structure(s).

30) Provide two oblique aerial drawings from opposing views which indicate the mass outline of all proposed structure(s) and the outlines of the adjacent structures. These mass studies are to be shown on an aerial photograph or by use of an isometric perspective or axonometric drawing of the site and the surrounding adjacent area.

31) Denote distances across the waterway at various locations. I.e.: distance to Riverwalk across river.

32) Confirmation by the Landscape Rep. that project complies with open space requirements as per ULDR Sec. 47-13.

33) Denote all project setbacks to property line and seawall. Provide setbacks and property line on all elevations.

34) Denote and label seawall on site plan.

35) Provide responses to these comments within ninety days or additional DRC review may be required.

36) Additional staff comments may be forthcoming after an application has been submitted for the public hearing process. This review would be performed by the Development Services Section.

37) Additional comments may be forthcoming at the meeting.

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**Division:** Zoning

**Member:** Terry Burgess  
828-5913

**Project Name:** Esplanade

**Case #:** 73-R-01

**Date:** 6/12/01

**Comments:**

1. Parking calculations as present are incorrect. Parking requirements for residential in the RAC-SMU and EMU the general parking for multifamily use applies. Provide a breakdown of number of one, two, three units and units with dens.
2. Provide a point by point narrative outlining compliance with section 47-25.3 neighborhood compatibility.
3. Density within the downtown RAC is limited to a total of five thousand one hundred (5,100) dwelling units. Confirmation of unit availability by Stacey Dahlstrom is required prior to final DRC review and signoff.
4. Provide setbacks from the seawall and label seawall location on site plan.
5. In accordance with section 47-13.20.B.4.b building sites within the RAC-TMU shall be eligible to apply for dwelling units above twenty five (25) dwelling units per acre, subject to review criteria as provided in section 47-25.3, Neighborhood Compatibility.
6. Within the RAC-TMU district only, any structure shall provide minimum setbacks from the seawall or high water mark of the river's edge, if no seawall exists, as approved pursuant to Site Plan Level III development permit, 47-24.2, subject to the review criteria as provide in section 47-25.3, Neighborhood Compatibility, as provided in section 47-25.3.A.3.e.iii. Ordinance No. C-00-57. Minimum setbacks are as follows, minimum sixty (60) feet from the wet face of the seawall or less if the existing right-of-way or easement is less than sixty (60) feet in width, but in no case less than forty-five (45) feet.
7. Provide a photometric lighting plan in accordance with section 47-20.14 prior to final DRC review.
8. Discuss site and garage circulation with applicant and Engineering representative.
9. Additional comments maybe discussed at DRC meeting.

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**Division:** Engineering

**Member:** Tim Welch  
828-5123

**Project Name:** New River Development  
The Esplanade

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**Comments:**

Engineering comments will be available at the DRC Meeting.